

SENATE BILL SUMMARY

Prepared by the Division of Legislative Information for the Senate Bill **AS ORIGINALLY FILED**. For more detail, see Senate Bill Analyses, if available, prepared by the Senate's professional committee staff.

SB 164 Foreclosure of Condominium Units by Senator Lynn

Provides that the liability of a first mortgagee or its successor or assignee who acquires title to a unit by foreclosure or by deed in lieu of foreclosure for unpaid assessments that became due before the mortgagee's acquisition of title is limited to the lesser of the unit's unpaid common expenses and regular periodic assessment which accrued or came due during the 6 months immediately preceding the acquisition of title and for which payment in full has not been received by the association, or 1 percent of the original mortgage debt.

Provides an exemption from liability for unpaid assessments which came due before acquisition of title, if the first mortgage was recorded before April 1, 1992. (See bill for details)